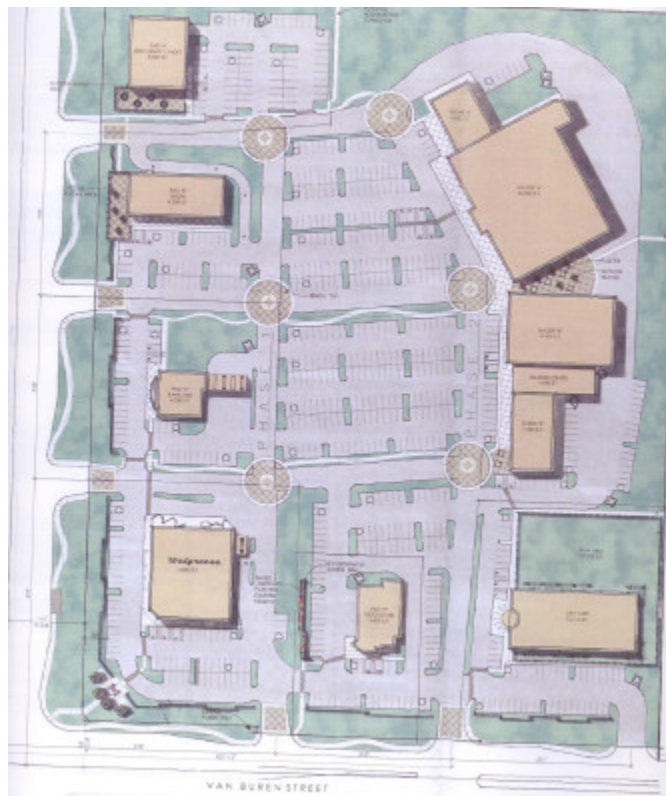


# ESTRELLA CROSSROADS



City of Goodyear • Economic Development Department • 190 N Litchfield Road • Goodyear, AZ 85338 • 623/932-3025 • www.goodyearaz.gov • revised 03/04



*Conceptual site plan*

<b>SITE NAME</b>	Estrella Crossroads
<b>LOCATION</b>	Estrella Parkway & Van Buren
<b>SIZE</b>	21 acres
<b>LAND USE</b>	Commercial
<b>TOTAL RETAIL SPACE</b>	122,959
<b>AVAILABLE PADS</b>	yes
<b>TOTAL PARKING</b>	650 spaces
<b>EXISTING TENANTS</b>	Walgreens, Bank One, Fletcher's Tire & Auto
<b>LEASE RATES</b>	Negotiable
<b>TRAFFIC COUNTS</b>	25,870 Combined total (during construction)
<b>ADJACENT RESIDENTIAL</b>	Canyon Trails: 1243 Homes 9037 Build Out Wildflower Ranch: 1202 Homes (Complete) Centerra: 196 Homes 1697 Build Out Rancho Mirage: 214 Homes 305 Build Out
<b>SPECIAL REQUIREMENTS</b>	Estrella Parkway Overlay District
<b>DEVELOPER</b>	Evergreen Devco
<b>LEASING CONTACT</b>	Kelly Hilgart, Evergreen Devco, 602-808-8600

## Goodyear City Limits

30,290	Population (MAG, July 2003)
175.4	Population Density
36.3	Median Age
14,533	Total Households
\$75,059	Average Household Income
\$60,759	Median Household Income

## 1-Mile Trade Area (from Site)

1,506	Population
479.8	Population Density
27.8	Median Age
469	Total Households
\$87,752	Average Household Income
\$53,431	Median Household Income

## 3-Mile Trade Area (from Site)

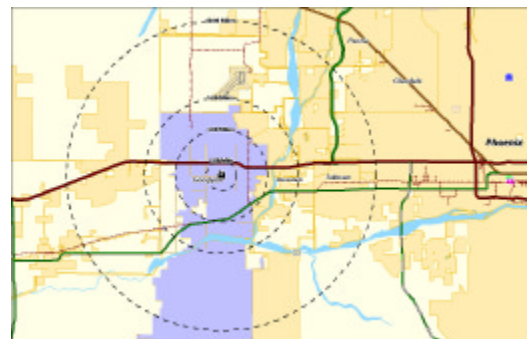
23,258	Population
820.4	Population Density
32.5	Median Age
7,515	Total Households
\$61,901	Average Household Income
\$50,706	Median Household Income

## 5-Mile Trade Area (from Site)

49,645	Population
639.5	Population Density
32.5	Median Age
15,584	Total Households
\$65,217	Average Household Income
\$53,544	Median Household Income

## 10-Mile Trade Area (from Site)

163,310	Population
521.8	Population Density
30.7	Median Age
50,079	Total Households
\$60,637	Average Household Income
\$52,742	Median Household Income



Note: The information contained herein is from a source deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. All information is subject to change prior to sale or complete withdrawal.